



Friends of White Oak Board of Directors

IA ELECTRONIC MAIL: mcp-chair@mncppc-mc.org
Montgomery County Planning Board
c/o Casey Anderson, Chair
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

Subject: Planning Board Meeting-Item - Hillandale Gateway: Sketch Plan Amendment No. 3218002A, Preliminary Plan No. 120190220 and Site Plan No. 820190130

Dear Members of the Montgomery Planning Board,

Friends of White Oak appreciates the opportunity to comment **IN SUPPORT** of the Hillandale Gateway development project. Friends of White Oak is a board composed of and representing residents and business owners in the White Oak Science Gateway Master Plan area, in which the development plan is located. We have reviewed the planning department staff report dated 12-17-20 and support the report's conclusion to approve with conditions the Sketch Plan Amendment 32018002A, Preliminary Plan 120190220, and Site Plan 820190130.

The Friends of White Oak believe that the Hillandale Gateway project marks significant progress towards fulfilling the 2014 White Oak Science Gateway (WOSG) Master Plan. The project represents the first major opportunity since adoption of the Master Plan for new affordable senior housing, amenity-rich, market-rate and affordable multi-family housing, new retail, and many environmentally sustainable building concepts, all of which are welcome and needed in the community.

While we appreciate the anticipated benefits of this project, we also acknowledge that existing roadway congestion along MD-650 (New Hampshire Avenue) is increasing and the adjacent intersection of MD-650 and MD-212 (Powder Mill Road) is often gridlocked. The WOSG Master Plan recognized that the New Hampshire Bus Rapid Transit (BRT) would be critical to managing person thru put in this corridor as development happens. The New Hampshire BRT was identified as a reversible median BRT. Planning for this BRT route is scheduled to begin in July

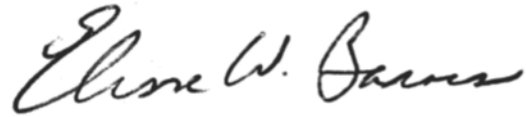
2021. All efforts must be made to configure the median to preserve the already narrowing bike lanes and sidewalks, and to determine station locations through this soon-to-start planning process. Having a BRT in mixed traffic will not meet the desired goals to manage the density of the Hillandale Gateway and future development.

Thank you for considering our opinions and thoughts on this important development issue. It is critical that as positive development moves forward, the county follows through with the infrastructure investments necessary to sustain future development in our community.

Sincerely,

A handwritten signature in black ink that reads "David M. Feehan". The signature is written in a cursive, slightly slanted style.

David M. Feehan
FOWO Co-chair

A handwritten signature in black ink that reads "Elisse W. Barnes". The signature is written in a cursive, slightly slanted style.

Elisse W. Barnes, JD, PhD
FOWO Co-chair